

Gus Goldsmith-Goldsmith Equity Group-BG Real Estate-C Store

18205 Biscayne Boulevard,
Suite #2226
Aventura, FL 33160
(786) 847-7229

04/09/2024

EAGLE PROPERTIES & INVESTMENTS LLC
445 Windover Ave
Vienna, VA 22180
Account: 8761

BENEFICIARY'S PAYOFF STATEMENT – 1010 LYNN ST SW, VIENNA VA

Dear EAGLE PROPERTIES & INVESTMENTS LLC

You are authorized to use the following amounts to payoff the above-mentioned loan. All necessary legal documents will be forwarded to the trustee for Full Reconveyance upon receipt of payment in full.

Payoff Date	04/30/2024
Maturity Date	02/01/2023
Next Payment Due	06/01/2023
Interest Rate	16.000%
Interest Paid-To Date	05/01/2023
Principal Balance	\$258,428.65
Unpaid Interest	\$2,488.09
Accrued Interest From 05/01/2023 To 04/30/2024	\$42,442.46
Unpaid Late Charges	\$0.00
Accrued Late Charges	\$0.00
Unpaid Charges *For additional details see itemization attached	\$40,477.22
Prepayment Penalty	\$0.00
Other Fees	\$500.00
Trust Balance	\$0.00
Payoff Amount	\$344,336.42

Please add \$128.10 for each additional day past 04/30/2024.

We reserve the right to amend this demand should any changes occur that would increase the total amount for payoff.

Please note that this demand expires on 05/01/2024, at which time you are instructed to contact this office for additional instructions (DEMAND FORWARDING FEES ARE DUE EVEN UPON CANCELLATION OF YOUR ESCROW).

****Once this loan has closed and funds have been wired, please forward a Mortgage Release (and any other required releases i.e. AOR, UCC, etc...) for recording.**

Please wire funds to the following:

Sincerely,
Gus A. Goldsmith
502.262.2067
786.847.7229



::NOTICE – PAYOFF NOT VALID UNLESS SIGNED::

ITEMIZATION OF UNPAID CHARGES					
Date	Description	Interest Rate	Unpaid Balance	Accrued Interest	Total Due
<u>Apr 7, 2023</u>	<u>NSF Payment Charge</u>	<u>0.000%</u>	<u>\$50.00</u>	<u>\$0.00</u>	<u>\$50.00</u>
<u>Apr 11, 2023</u>	<u>MCNAMEE HOSEA ATTORNEYS RETAINER FEE</u>	<u>0.000%</u>	<u>\$2,500.00</u>	<u>\$0.00</u>	<u>\$2,500.00</u>
<u>Apr 25, 2023</u>	<u>FAIRFAX COUNTY DTA C/O TACS 449 LAWYERS 2022 PROPERTY TAXES</u>	<u>16.000%</u>	<u>\$10,601.45</u>	<u>\$1,752.77</u>	<u>\$12,354.22</u>
<u>Apr 25, 2023</u>	<u>FAIRFAX COUNTY DTA C/O TACS 1010 LYNN ST 2022 PROPERTY TAXES</u>	<u>16.000%</u>	<u>\$11,223.59</u>	<u>\$1,855.63</u>	<u>\$13,079.22</u>
<u>Aug 8, 2023</u>	<u>FORCED PLACED INSURANCE JULY 2023 449</u>	<u>16.000%</u>	<u>\$450.78</u>	<u>\$53.49</u>	<u>\$504.27</u>
<u>Aug 8, 2023</u>	<u>FORCED PLACED INSURANCE JULY 2023 1010</u>	<u>16.000%</u>	<u>\$738.31</u>	<u>\$87.61</u>	<u>\$825.92</u>
<u>Sep 13, 2023</u>	<u>FORCED PLACED INSURANCE AUGUST 2023 449</u>	<u>16.000%</u>	<u>\$210.77</u>	<u>\$21.64</u>	<u>\$232.41</u>
<u>Sep 13, 2023</u>	<u>FORCED PLACED INSURANCE AUGUST 2023 1010</u>	<u>16.000%</u>	<u>\$336.31</u>	<u>\$34.53</u>	<u>\$370.84</u>
<u>Oct 6, 2023</u>	<u>FORCED PLACED INSURANCE SEPT 2023 1010</u>	<u>16.000%</u>	<u>\$325.45</u>	<u>\$30.09</u>	<u>\$355.54</u>
<u>Oct 6, 2023</u>	<u>FORCED PLACED INSURANCE SEPT 2023 449</u>	<u>16.000%</u>	<u>\$203.96</u>	<u>\$18.85</u>	<u>\$222.81</u>
<u>Nov 6, 2023</u>	<u>FORCED PLACED INSURANCE OCT 2023 1010</u>	<u>16.000%</u>	<u>\$336.31</u>	<u>\$26.46</u>	<u>\$362.77</u>
<u>Nov 6, 2023</u>	<u>FORCED PLACED INSURANCE OCT 2023 449</u>	<u>16.000%</u>	<u>\$210.77</u>	<u>\$16.58</u>	<u>\$227.35</u>
<u>Dec 11, 2023</u>	<u>FORCED PLACED INSURANCE NOV 2023 1010</u>	<u>16.000%</u>	<u>\$325.45</u>	<u>\$20.54</u>	<u>\$345.99</u>
<u>Dec 11, 2023</u>	<u>FORCED PLACED INSURANCE NOV 2023 449</u>	<u>16.000%</u>	<u>\$203.96</u>	<u>\$12.87</u>	<u>\$216.83</u>
<u>Jan 3, 2024</u>	<u>FORCED PLACED INSURANCE DEC 2023 449</u>	<u>16.000%</u>	<u>\$210.77</u>	<u>\$11.15</u>	<u>\$221.92</u>
<u>Jan 3, 2024</u>	<u>FORCED PLACED INSURANCE DEC 2023 1010</u>	<u>16.000%</u>	<u>\$336.31</u>	<u>\$17.79</u>	<u>\$354.10</u>
<u>Feb 9, 2024</u>	<u>FORCED PLACED INSURANCE JAN 2024 449</u>	<u>16.000%</u>	<u>\$210.77</u>	<u>\$7.31</u>	<u>\$218.08</u>
<u>Feb 9, 2024</u>	<u>FORCED PLACED INSURANCE JAN 2024 1010</u>	<u>16.000%</u>	<u>\$336.31</u>	<u>\$11.66</u>	<u>\$347.97</u>
<u>Mar 7, 2024</u>	<u>FORCED PLACED INSURANCE FEB 2024 1010</u>	<u>16.000%</u>	<u>\$314.61</u>	<u>\$7.69</u>	<u>\$322.30</u>

<u>Mar 7, 2024</u>	<u>FORCED PLACED INSURANCE FEB 2024 449</u>	<u>16.000%</u>	<u>\$197.17</u>	<u>\$4.82</u>	<u>\$201.99</u>
<u>Mar 25, 2024</u>	<u>MCNAMEE HOSEA SMT ID #341300</u>	<u>0.000%</u>	<u>\$6,417.85</u>	<u>\$0.00</u>	<u>\$6,417.85</u>
<u>Apr 2, 2024</u>	<u>FORCED PLACED INSURANCE MARCH 2024 1010</u>	<u>16.000%</u>	<u>\$325.45</u>	<u>\$4.19</u>	<u>\$329.64</u>
<u>Apr 2, 2024</u>	<u>FORCED PLACED INSURANCE MARCH 2024 449</u>	<u>16.000%</u>	<u>\$203.96</u>	<u>\$2.63</u>	<u>\$206.59</u>
<u>Apr 9, 2024</u>	<u>UNBILLED FORCED PLACE INSURANCE APRIL 2024</u>	<u>16.000%</u>	<u>\$206.59</u>	<u>\$2.02</u>	<u>\$208.61</u>
				<u>Total</u>	<u>\$40,477.22</u>

<u>ITEMIZATION OF OTHER FEES</u>	
<u>Description</u>	<u>Amount</u>
<u>Recording or Release Fee</u>	<u>\$250.00</u>
<u>Wire and Handling Fee</u>	<u>\$250.00</u>
<u>Total</u>	<u>\$500.00</u>